

**A RESOLUTION BY
CITY UTILITIES COMMITTEE**

07- R -1926

A RESOLUTION AUTHORIZING THE MAYOR TO ISSUE A TASK ORDER/NOTICE TO PROCEED WITH CH2M/HILL/WRJ-JV, FOR FC-7619-03C, PROJECT MANAGEMENT AND REGULATORY COMPLIANCE SUPPORT FOR THE APPRAISAL AND ACQUISITION OF EIGHT (8) PROPERTIES ADJOINING THE GUN CLUB ROAD LAND FILL, IN ORDER MONITOR METHANE GAS LEVELS ALONG THE SOUTHEASTERN AREA OF THE GUN CLUB LANDFILL, ON BEHALF OF THE DEPARTMENT OF PUBLIC WORKS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED THIRTY SIX THOUSAND DOLLARS (\$114,536.00); ALL CONTRACTED WORK WILL BE CHARGED TO AND PAID FROM FUND, ACCOUNT, AND CENTER NUMBER: 1A01 524001 M38201; AND FOR OTHER PURPOSES.

WHEREAS, the Commissioner of Public Works requires Architectural and Engineering Services from CH2M/HILL/WRJ-JV, for FC-7619-03C, Project Management and Regulatory Compliance Support for the appraisal and acquisition of (8) properties adjoining the Gun Club Road Land Fill, in an amount not to exceed one hundred fourteen thousand five hundred thirty six dollars (\$114,536.00); and

WHEREAS, Commissioner of Public Works desires to secure right-of entry for the installation of methane monitor probes in order to monitor methane levels at the southeastern area of the Gun Club Land Fill.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY RESOLVES, that the Mayor or her designee is authorized to approve a Notice-to-Proceed with CH2M/HILL/WRJ-JV for FC-7619-03C, Project Management and Regulatory Compliance Support for the Appraisal and Acquisition of Properties Adjoining the Gun Club Road Land Fill, in an amount not exceed one hundred fourteen thousand five hundred thirty six dollars (\$114,536.00).

BE IT FURTHER RESOLVED, that the Chief Procurement Officer be and is hereby directed to prepare an appropriate agreement for execution by the Mayor to be approved by the City Attorney as to form.

BE IT FURTHER RESOLVED, that this Notice-to-Proceed will not become binding on the City, and the City shall incur no liability upon same until such contract has been executed by the Mayor and delivered to CH2M/HILL/WRJ-JV.

BE IT FINALLY RESOLVED, that all services for said Notice-to-Proceed shall be charged to and paid from fund account centers: 1A01 524001 M38201.

LEGISLATIVE SUMMARY

TO: City Utilities Committee

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO ISSUE A TASK ORDER/NOTICE TO PROCEED WITH CH2M/HILL/WRJ-JV, FOR FC-7619-03C, PROJECT MANAGEMENT AND REGULATORY COMPLIANCE SUPPORT FOR THE APPRAISAL AND ACQUISITION OF EIGHT (8) PROPERTIES ADJOINING THE GUN CLUB ROAD LAND FILL, IN ORDER MONITOR METHANE GAS LEVELS ALONG THE SOUTHEASTERN AREA OF THE GUN CLUB LANDFILL, ON BEHALF OF THE DEPARTMENT OF PUBLIC WORKS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED THIRTY SIX THOUSAND DOLLARS (\$114,536.00); ALL CONTRACTED WORK WILL BE CHARGED TO AND PAID FROM FUND, ACCOUNT, AND CENTER NUMBER: 1A01 524001 M38201; AND FOR OTHER PURPOSES.

Committee Meeting Date: September 11, 2007

Council Meeting Date: September 17, 2007

Legislation Title Task Order/Notice to Proceed with CH2/HILL/WRJ, For FC-7619-03C, Project Management and Regulatory Compliance Support for the Appraisal and Acquisition of Eight (8) Properties adjoining the Gun Club Road Land Fill.

Requesting Dept.: Public Works

Contract Type: Professional Services RFP

Advertisement: October 26, 2003

Bids/Proposals Due: January 7, 2004

Invitations Mailed: 146

Bids/Proposals Received: 12

Arcadis/BPA-(Brindley Pieters & Associates) – Joint Venture
Atlanta Architects & Engineers, Joint Venture
Atlanta Services Group, a Joint Venture
Infrastructure Partners-Joint Venture (B & Jackson/ HDR/
Malcom Pirnie)
Brown and Caldwell/Deloan Hampton & Associates/Long
Engineering Inc. - Joint Venture
CH2M Hill/Williams-Russell and Johnson – Joint Venture
Earthtech/IMCo Joint Venture
HTL - Harrington, Tetra Tech & Lowe-Joint Venture
JP² (Jacobs, Prad, PBS&J) – Joint Venture

Metcalf & Eddy/Cardozo Engineering-Joint Venture
Parsons Brinckerhoff & Khafra-Joint Venture
Shaw Environmental Inc. /AIM Partners, PLC- JV

Bidders/Proponents: (1) CH2M Hill/Williams-Russell and Johnson
(2) Atlanta Services Group
(3) JP2 (Jacobs, Prad, PBS&J)
(4) Shaw/ Aim, Joint Venture
(5) Metcalf & Eddy/Cardozo Engineering, Joint Venture
(6) Arcadis/Brindley Pieters & Associates, Joint Venture

Contractor: CH2M Hill/Williams-Russell and Johnson – Joint Venture

Estimated Value: \$ 114,536.00

Scope Summary: This proposal proposed Scope of Work will provide project management and regulatory/compliance support for the appraisal of eight (8) properties that adjoin the southern portion of the Gun Club Road Landfill owned by the City

Background: Original executed on May 17, 2004, expired on May 16, 2006

A Ninety Day extension effective term began on May 17, 2006 and expired on August 15, 2006

Renewal Agreement No. 1 effective term from August 16, 2006 to August 15, 2007

Renewal Agreement No.2 effective term from August 16, 2007 to August 15, 2008

Evaluation Team: DPRCA, DWM, DPW, DPCD, OCC and Risk Management

Term of Contract: Two (2) years with an option to renew for three (3) one (1) year periods

Fund Account Centers: 1A01 524001 M38201

Prepared By: Anthony Stanley

Contact Number: 404-330-6384

**Project
Participation:**

<u>CH2M Hill, Inc./Williams-Russell and Johnson, Inc. a JV (15 pts.)</u>		
Williams-Russell and Johnson	AABE	32%
C.E.R.M.	AABE	4%
Precision Engineering and Surveying, Inc.	AABE	4%
Desmear Systems, Inc.	AABE	3%
Cheeks/Hornbein & Associates	AABE	4%
Smith Real Estate Services, Inc.	FBE	4%
CSA Central, Inc.	HBE	3%
Eagle Environmental Group	FBE	2%
Neil Engineering	FBE	2%
RCS Enterprises, Inc.	FBE	2%
D. Clark Harris	FBE	2%
PEQ	FBE	3%
Clarification and Mediation	FBE	3%
Participation Total		68%



FILE COPY

CITY OF ATLANTA

SHIRLEY FRANKLIN
MAYOR

55 TRINITY AVE., SW, ATLANTA, GEORGIA 30303-0324
SUITE 4700, CITY HALL - SOUTH
(404) 330-6240
FAX (404) 658-7552
email: publicworks@atlanta.gov


DEPARTMENT OF PUBLIC WORKS

David E. Scott, P.E.
Commissioner

MEMORANDUM FOR: REQUEST FOR CHANGE/AMENDMENT/MODIFICATION

DATE: July 23, 2007

TO: Adam L. Smith, Chief Procurement Officer
Department of Procurement

FROM: David E. Scott, Commissioner
Department of Public Works 

SUB: Task Order to: FC-7619-03C- Project Management and Regulatory Compliance Support for the Appraisal and Acquisition of Properties adjoining the Gun Club Road Land Fill
Contractor: CH2M/ Hill/ Williams, Russell and Johnson, JV

Please issue Task order/Notice to Proceed to Contract No. FC-7619-03C for the following scope: Project Management and Regulatory compliance support for the appraisal and acquisition of eight (8) properties adjoining the Gun Club Road Land Fill.

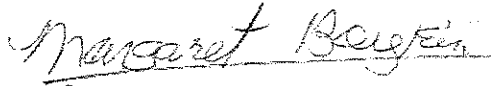
Pursuant to Section 2-1292 of the City of Atlanta Procurement Code and Article 33- Changes and Extra Work of the General Conditions for the Contract, the original contract is modified to incorporate additional work order. This change has been reviewed and recommended for approval by DPW' Engineers. Given the not-to-exceed amount of \$114,536.00 and a comparison of the Engineer's Cost Estimate and the Contractor's Cost Estimate, the price is determined fair and reasonable.

The Contractor shall provide all personnel, equipment, tools, materials, supervision, and other items and services for: Project Management and Regulatory Compliance Support for the Appraisal and Acquisition of Properties adjoining the Gun Club Road Land Fill in CH2M/ Hill, JV proposal dated July 20, 2007, which is attached and hereby incorporated and made part of this contract.

If you have any questions, please feel free to contact Soraya Belgrave at Ext. 6002.

DES/sb

CC: James Swope, Department of Public Works
Cathy A. Martin Department of Procurement
Soraya Belgrave, Department of Public Works


Sign
Date 7/25/07

Gun Club Road Land Fill Project
LAND/ROW COST ESTIMATE



Project Name: Gun Club Road Landfill

Project No.:
 Agent Name: Smith Real Estate Services, Inc.
 Date: 5/31/2007
 Note: 8 Parcels Estimated

Fund:
 Account:
 Center:
 Estimator: Frank E. Lindstrom III

Item No.	Description	Units	Quantities	Unit Price per Parcel or Rate per Hour	Amount	Comments/Assumptions
Title Fees (A):						
1.	Title Search - Full - Fee Simple	Parcel	8	\$ 1,500.00	\$12,000.00	10 hours per parcel at \$150 per hour
2.	Title Search - Limited	Parcel			\$0.00	
3.	Title Search - Full - Condemnation	Parcel			\$0.00	
(A)	Subtotal Title Fees				\$12,000.00	

Surveying/Appraisal(B):						
4.	Surveys - Parcels 4, 9, 10	Parcel	3	\$ 3,850.00	\$11,550.00	If COA decides to have several contiguous parcels surveyed at one time, costs can be reduced
5.	Surveys - Parcels 11, 12, 19, 20, 21	Parcel	5	\$ 4,240.00	\$21,200.00	If COA decides to have several contiguous parcels surveyed at one time, costs can be reduced
6.	Appraisals	Parcel	8	\$1,500.00	\$12,000.00	
7.	Review Appraisal	Parcel	8	\$350.00	\$2,800.00	
8.					\$0.00	
(B)	Subtotal Survey/Appraisal				\$47,550.00	

32,750

Item No.	Description	Units	Quantities	Unit Price per Parcel or Rate per Hour	Amount	Comments/Assumptions
29.	Right of Entry Costs	Parcel	8	\$350.00	\$2,800.00	per parcel to allow access before acquisitions are completed
(F)	Subtotal Relocation Costs				\$2,800.00	
Condemnation Costs (H):						
30.	Condemnation Costs (Attorney's Fees):	Parcel	2	\$5,000.00	\$10,000.00	20% Funds to be used for condemnation and or additional title work to avoid condemnation.
(G)	Subtotal Condemnation Costs				\$10,000.00	
Grand Total Cost Estimate					\$89,302.00	

Report Date: 6-01-07

GUN CLUB ROAD LAND FILL PROJECT

Smith Real Estate Services

Project Parcel #	Tax ID #	Site Address	Mailing Address and Owner	Contact Person & Telephone	City/Contact Letter Data	Titles Ordined (2) Titles Resolved	(1) Appraisal Date Review Appraisal Received	Appraised Amount	Offer Letter Date	Option Signed Date	Sent to Closing Date	Actual Closing Date	Purchase Amount	(1) Condemnation Referral Date	(1) File Date (2) CV # (3) DBA PG	Final HUD 1 (Check Request) Amount	Possession Date	Comments
4	17-0247-0001-050-1	2181 Mack Drive NW, Atlanta, GA 30315	Lundbiller Inc. 1102 Barryhill Dr. Lithonia, GA 30058 Ant N. Gibson (Darius B. Glasco) 1350 Arkwright Ave Atlanta, GA	Ant N. Gibson 770-484-8844														
9	17-0247-0001-049	Mack Drive NW, Atlanta, GA 30315	Carson Clyde 7263 Hollis Road, Douglasville, GA 30135-6477	Carson Clyde 770-942-7842														
10/11	17-0247-0001-048 17-0247-0001-031	Mack Drive NW, Atlanta, GA 30315	Barbara T. Reese/ Northwest Intown Dev. LLC 2001 Marietta Road NW, Atlanta, GA 30318	Barbara T. Reese Reese, 1730 Hedcock St Atlanta, GA 30311 404-708-2044														
12	17-0247-0001-045	Mack Drive NW, Atlanta, GA 30315	Hazel G. Kelley Atlanta GreenSpace Initiative, P.O. Box 52128, Atlanta, GA 30316	unfilled														
19	17-0247-0001-079	Mack Drive NW, Atlanta, GA 30315	Vera Sedat Brooks Northwest Intown Dev. LLC 2001 Marietta Road NW, Atlanta, GA 30318	unfilled														
28	17-0247-0001-097	Abvin Drive NW, Atlanta, GA 30316	Gladys King Nicholson Marathon Investment Corp 2072 DeLoach Ferry RD NW, Suite C3, Atlanta GA 30316	Marathon Investment Corp 404-887-0561														



CH2M HILL



williams-russell and johnson, inc.
engineers • architects • planners

CH2M HILL

Northpark 400

1000 Abernathy Road, Suite 1600

Atlanta, GA

30328

Tel 770.604.9095

Fax 770.604.9183

July 20, 2007

Mr. James Swope
Department of Public Works, Solid Waste Services
68 Mitchell Street S.W.
Suite 4800 City Hall South
Atlanta, GA 30335-0324

Subject: **Gun Club Road Landfill Property Appraisal**
Proposal for Project Management and Regulatory/Compliance Support for the Appraisal
of Properties Adjoining the Gun Club Road Landfill
City of Atlanta A/E Services Contract – FC No. FC-7619-04C

Dear Mr. Swope:

The CH2M HILL/WRJ, Incorporated Joint Venture (JV) appreciates the opportunity to be of continued service to the City of Atlanta (City) Department of Public Works (DPW). This proposal presents our proposed Scope of Work to provide project management and regulatory/compliance support for the appraisal of eight properties that adjoining the southeastern portion of the Gun Club Road Landfill owned by the City. The Georgia Environmental Protection Division (EPD) requires the City to monitor methane gas levels along the southeastern area of the Gun Club Landfill. To meet this EPD requirement, appraisals of properties along the southeastern area of the Gun Club Landfill are required to secure right-of-entry for the installation of additional methane monitor probes. Installing these additional methane monitor probes will expand the existing methane monitoring plan and meet EPD's requirement for monitoring methane gas in this area of the Gun Club Road Landfill.

Purpose and Scope

The objectives of the work that will be performed are to:

- Procure and manage a real estate subcontractor and Georgia licensed-professional surveyor to appraise up to eight (8) adjoining properties that adjoin the southeastern portion of the Gun Club landfill.
- Provide regulatory/compliance support to the City and interact with EPD during the appraisal process.

Provide general consulting services, as needed, in support of the appraisal process should any delays or discoveries be determined that alter or delay the appraisal process. The following tasks will be performed to fulfill these objectives:

Task 1 - Subcontractor Procurement & Management

Task 2 - Regulatory/Compliance Support

Task 3 - General Engineering Consulting Services

Task 1 - Subcontractor Procurement & Management

The JV will provide the following services in this task:

- Procure and manage a real estate subcontractor to appraise up to eight (8) properties that adjoin the southeastern portion of the Gun Club landfill. Appraisals by the real estate subcontractor will include: title search, appraisals and appraisals review, right-of-entry and acquisition negotiations with parcel owners, attorney closings, title update and insurance, title recording, and condemnation avoidance.
- Procure and manage a Georgia licensed-professional surveyor to survey up to eight (8) properties that adjoin the southeastern portion of the Gun Club landfill.
- Prepare for and attend two meetings with the real estate and survey subcontractor to discuss the work associated with appraisals. The JV assumes each meeting will be attended by no more than two JV personnel and the meetings will be held at the Gun Club Landfill.

Task 2 - Regulatory/Compliance Support

The JV has included this task to provide regulatory / compliance support for the City and interact with EPD during the appraisal process. The following tasks will be performed as part of the support effort:

- Develop responses to EPD comments, letters, and/or directives (Notice of Violations [NOVs] or Notice of Deficiencies [NODs]) associated with Gun Club Landfill compliance issues. For estimating purposes, the JV has assumed that we will prepare two response letters to the EPD.
- Prepare for and attend two meetings with the EPD at the EPD Atlanta Tradeport offices.
- Prepare for and attend one meeting with DPW personnel to update the DPW staff on the status of appraisal activities at the Gun Club Landfill.
- Prepare for and attend one meeting with DPW personnel to present the results of the appraisal process to the DPW staff at the Gun Club Landfill. The JV assumes each meeting will be attended by no more than two JV personnel and the meetings will be held at City Hall (downtown Atlanta).

Task 3 - General Engineering Consulting Services

The JV has included this task for general consulting services to address issues that may arise during the appraisal and survey process to prevent delays. These services anticipated are:

- Developing updates, requests, and responses to EPD, as needed, arising from the appraisal process that may impact the City's compliance obligations to EPD. For costing purposes, the

JV has assumed that up to four letters will be prepared for the City to send to EPD and four response letters will be prepared for submission to EPD.

- Preparing for and attending two meetings with the EPD to discuss landfill compliance issues. The JV assumes up to 8 hours will be required to prepare for each meeting, each meeting will be attended by two JV personnel, and each meeting will be held at EPD headquarters.
- Preparing for and attend up to 2 meetings with DPW staff to update DWP staff on the appraisal process at the Gun Club Landfill. The JV assumes each meeting will be attended by no more that two JV personnel and the meetings will be held at City Hall (downtown Atlanta).

General Assumptions

The JV has made the following assumptions to complete this proposal:

- The City will provide the JV and its subcontractor's access to the Gun Club Landfill to perform both the appraisal and surveying tasks and any applicable meetings.
- The City will provide the JV and its subcontractor's with all necessary information to perform all above listed tasks.
- The real estate subcontractor will be able to secure the right of trespass for the Georgia licensed-professional surveyor to survey up to eight (8) adjoining properties that adjoin the southeastern portion of the Gun Club landfill as part of the appraisal process.

Schedule

The JV will begin work on applicable tasks (Task 1 through 3) with in 5 business days upon receipt of the City's written Notice to Proceed (NTP).

Subcontracting & Outside Services

In the performance of the services outlined herein, the JV will utilize the following team of subcontractors who provide specialty services

<u>SUBCONTRACTORS</u>	<u>SERVICE</u>	<u>CONTRACT AMOUNT</u>
Smith Real Estate Services	Appraisal and Legal Services	\$56,552.00
CERM	Surveying Services	\$32,750.00

These subcontractors have been supporting the City for several years. To provide program continuity and to utilize the City-approved JV team of subcontractors per the JV's prime contract, the JV has selected the above listed subcontractors for completion of Task 1. Acceptance of this proposal shall be deemed as the City's approval to contract with these firms.

Cost

This work will be performed under the terms and conditions of Architectural and Engineering Services Agreement between the City and the JV. The work will be performed under per diem rates and expense markups established in the agreement. The total cost to perform the work described is **\$114,536** and total costs by Task are presented on the table below.


Task Description	Estimated Cost
<u>Task 1</u> - Subcontractor Procurement & Management	\$89,302
<u>Task 2</u> - Regulatory/Compliance Support	\$10,294
<u>Task 3</u> - General Engineering Consulting Services	\$14,940
Task Total (Tasks 1 through 3):	\$114,536

We look forward to working with you on this project. If you have any questions or require additional information, please contact me at (678) 530-4093 or Jonathan Grimes at (678) 530-4146.

Sincerely,

CH2M HILL/WRJ - A JOINT VENTURE

Gerri Dickerson, P.E., CH2M HILL Vice President
JV Program Manager



Fred Artis, WRJ, Inc.
JV Deputy Program Manager

Attachment

c: Donna Owens, Deputy Commissioner, City of Atlanta
James Swope, Department Manager, City of Atlanta
Carla Lipscomb, Solid Waste Disposal Operations Manager, City of Atlanta
Jonathan Grimes, CH2M HILL/WRJ JV

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SHIP-TO CODE	1	7	5
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CENTER

DATE _____

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Soraya Belgrave

Contact Number: (404) 330-6002

Originating Department: Public Works

Committee(s) of Purview: City Utilities

Chief of Staff Deadline: August 24, 2007

Anticipated Committee Meeting Date(s): September 11, 2007

Anticipated Full Council Date: September 17, 2007

Legislative Counsel's Signature: Terry Grandison

Commissioner Signature: _____

Chief Procurement Officer Signature: _____

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO ISSUE A TASK ORDER/NOTICE TO PROCEED WITH CH2M/HILL/WRJ-JV, FOR FC-7619-03C, PROJECT MANAGEMENT AND REGULATORY COMPLIANCE SUPPORT FOR THE APPRAISAL AND ACQUISITION OF EIGHT (8) PROPERTIES ADJOINING THE GUN CLUB ROAD LAND FILL, IN ORDER MONITOR METHANE GAS LEVELS ALONG THE SOUTHEASTERN AREA OF THE GUN CLUB LANDFILL, ON BEHALF OF THE DEPARTMENT OF PUBLIC WORKS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED THIRTY SIX THOUSAND DOLLARS (\$114,536.00); ALL CONTRACTED WORK WILL BE CHARGED TO AND PAID FROM FUND, ACCOUNT, AND CENTER NUMBER: 1A01 524001 M38201; AND FOR OTHER PURPOSES.

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 9.6.07 DP Reviewed by: _____
(date) (date)

Submitted to Council: _____
(date)



Memorandum

URGENT!

To: Mayor Shirley Franklin

From:

DAVID SCOTT
Department/Agency Head

Department:

PUBLIC WORKS

Re:

Urgent Request for Signature

Date/Time Request Submitted:

9/7/07

Date/Time Signature Needed:

My department is respectfully requesting the following:

____ Mayor's signature on attached letter(s), contract(s), or lease(s), etc.

Title(s) of item(s): _____

____ Mayor's signature on legislation:

Legislation #(s): _____

Explanation for request: (Please provide information regarding a pending deadline, consequences if not signed in time to meet deadline and cause of delay in submittal to this office.)

MR. Prudgeon - This Paper needs to be submitted for
cycle 15 because of possible violations + fines associated
with non-compliance. WE ARE FAST APPROACHING the extended
deadline that EPA has given + Must get underway with
a TASK order

Signature of Commissioner/Department Head

Contact Person and Phone

Soraya Belgrave x6002